154.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	798,600 / 798,600
					USE VALUE:	798,600 / 798,600
					ASSESSED:	798,600 / 798,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
805		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACALUSO ANTHONY &	
Owner 2:	KELLY KATHERINE	
Owner 3:		
Street 1:	805 CONCORD TURNPIKE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	ROBTEN REALTY LLC -
Owner 2:	-
Street 1:	36 COUNTY ROAD
Twn/City:	READING
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Vinyl Exterior and 1760 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	388,200		410,400	798,600
Total Card	0.115	388,200		410,400	798,600
Total Parcel	0.115	388,200		410,400	798,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.75 | /Parcel: 453.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 102828
GIS Ref:
GIS Ref:
Insp Date: 11/17/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	388,200	0	5,000.	410,400	798,600	798,600	Year End Roll	12/18/2019
2019	101	FV	280,900	0	5,000.	384,800	665,700	665,700	Year End Roll	1/3/2019
2018	101	FV	280,900	0	5,000.	318,100	599,000	599,000	Year End Roll	12/20/2017
2017	101	FV	280,900	0	5,000.	292,400	573,300	573,300	Year End Roll	1/3/2017
2016	101	FV	186,500	0	5,000.	266,800	453,300	453,300	Year End	1/4/2016
2015	101	FV	178,900	0	5,000.	261,600	440,500	440,500	Year End Roll	12/11/2014
2014	101	FV	178,900	0	5,000.	243,200	422,100	422,100	Year End Roll	12/16/2013
2013	101	FV	178,900	0	5,000.	231,400	410,300	410,300		12/13/2012

!12123!

PRINT

Date	Time
12/11/20	02:14:10

LAST REV

Date	Time
02/25/20	13:38:46

danam

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12123

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBTEN REALTY L	66603-343		12/29/2015		620,000	No	No		
LEGGE HAROLD WH	65407-394		5/22/2015	Change>Sale	392,000	No	No		
	17440-172		9/1/1986		1	No	No		A

USER DEFINED

Prior Id # 1:	102828
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2019	1218	Renovate	12,000	C				
7/28/2015	1021	Heat App	7,000		7/28/2015			Install 36000 btu
7/15/2015	966	Renovate	58,000		7/15/2015			Kitchen and bath r
7/1/2015	825	Demoliti	5,000		7/1/2015			Demo kitche, offic

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2008	Meas/Inspect	189	PATRIOT
11/23/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 410,400 | Spl Credit | Total: 410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	14.14	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31964278
Const Adj.:	0.99989998
Adj $ / SQ:	178.134
Other Features:	118118
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452158
Depreciation:	63935
Depreciated Total:	388223

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

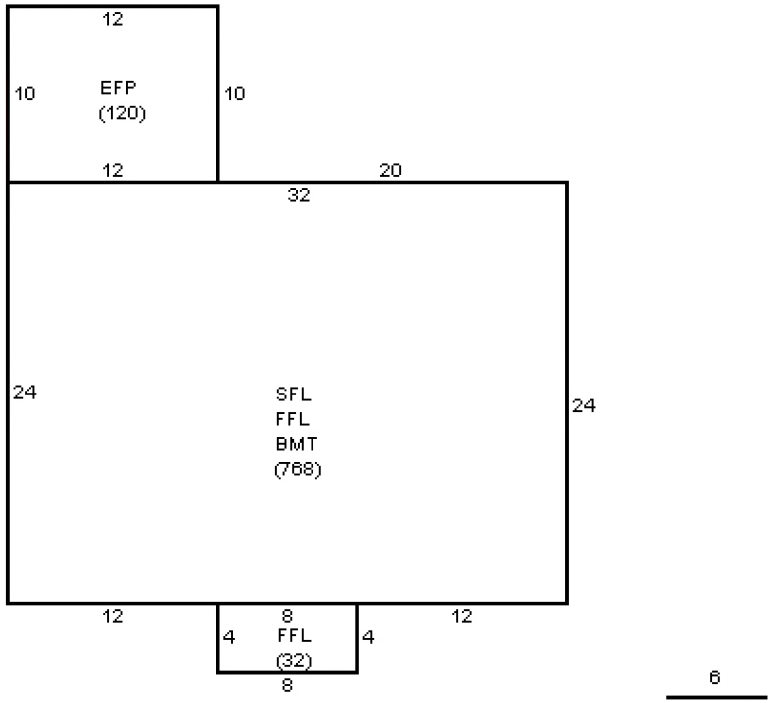
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.13
Special Features:	0	Val/Su Net:	158.06
Final Total:	388200	Val/Su SzAd	247.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	800	178.130	142,507
BMT	Basement	768	63.460	48,737
SFL	Second Floor	768	178.130	136,807
EFP	Enclos Porch	120	49.910	5,989
	Net Sketched Area:	2,456	Total:	334,040
Size Ad	1568	Gross Are	2456	FinArea 1760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	